178.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,900 / 685,900
					USE VALUE:	685,900 / 685,900
					ASSESSED:	685,900 / 685,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLAGHER CHRIS M MONICA N
Owner 2:	
Owner 3:	
Street 1:	103 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GALLAGHER CHRIS M & MONICA N -
Owner 2:	-
Street 1:	103 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,100 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 1889 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5100.000	284,800		401,100	685,900
Total Card	0.117	284,800		401,100	685,900
Total Parcel	0.117	284,800		401,100	685,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.10 | /Parcel: 363.1

Legal Description

User Acct 120675

GIS Ref

GIS Ref

Insp Date 07/24/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0005-0013.0

!13995!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,800	0	5,100.	401,100	685,900	685,900	Year End Roll	12/18/2019
2019	101	FV	222,300	0	5,100.	401,100	623,400	623,400	Year End Roll	1/3/2019
2018	101	FV	192,400	0	5,100.	338,100	530,500	530,500	Year End Roll	12/20/2017
2017	101	FV	192,400	0	5,100.	309,400	501,800	501,800	Year End Roll	1/3/2017
2016	101	FV	185,600	0	5,100.	263,600	449,200	449,200	Year End	1/4/2016
2015	101	FV	184,700	0	5,100.	229,200	413,900	413,900	Year End Roll	12/11/2014
2014	101	FV	141,900	0	5,100.	212,000	353,900	353,900	Year End Roll	12/16/2013
2013	101	FV	141,900	0	5,100.	201,700	343,600	343,600		12/13/2012

PRINT

Date	Time
12/11/20	03:52:54

LAST REV

Date	Time
08/28/18	14:35:41

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13995

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLAGHER CHRIS	69828-260		8/25/2017	Convenience	1	No	No		
FEDERAL NATIONA	60803-540		12/21/2012	Bank Sale	305,000	No	No		
MOSQUERA GLORIA	60512-575		11/19/2012	Forclosure	328,195	No	No		
MOSQUERA GLORIA	50990-51		4/4/2008	Family	1	No	No		
MOSQUERA LISA A	49982-228		8/22/2007	Family	390,000	No	No		
BESSETTE VALERI	46360-561		10/27/2005		379,000	No	No		
MCPHERSON RICHA	27361-362		6/5/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	120675
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2015	1888	Addition	15,000					
1/28/2014	69	Heat App	8,850	C				
11/20/2013	1707	Addition	20,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
6/14/2016	Permit Visit	PT	Paul T
5/14/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
2/10/2014	Info Fm Prmt	EMK	Ellen K
3/31/2009	Inspected	189	PATRIOT
12/3/2008	Measured	355	PATRIOT
1/28/2006	MLS	MM	Mary M
12/21/1999	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5100		Sq. Ft.	Site		0	70.	1.12	7									401,100						401,100	

Total AC/HA: 0.11708 | Total SF/SM: 5100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 401,100 | Spl Credit | Total: 401,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	13 - Earth		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20584965
Const Adj.:	0.95949996
Adj $ / SQ:	144.627
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386939
Depreciation:	102152
Depreciated Total:	284787

COMMENTS

NO ACCESS TO BMT FROM HSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

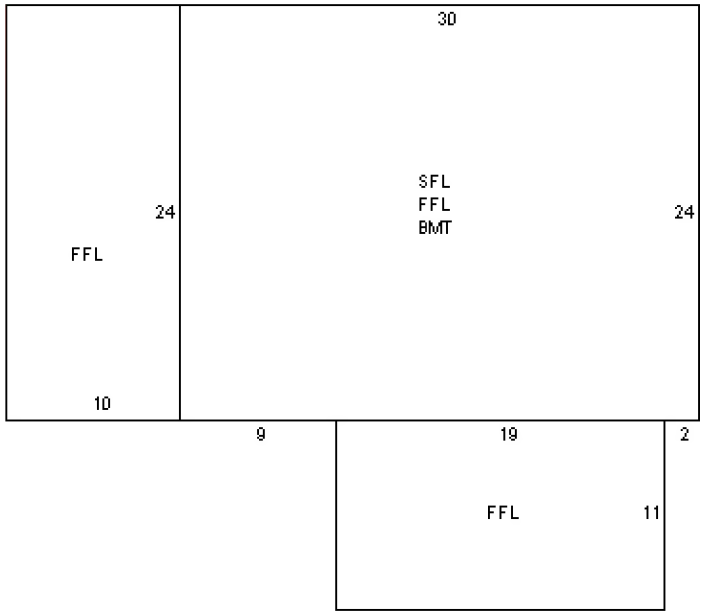
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	144.63
Special Features:	0	Val/Su Net:	109.16
Final Total:	284800	Val/Su SzAd	150.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,169	144.630	169,068
BMT	Basement	720	43.390	31,239
SFL	Second Floor	720	144.630	104,131

Net Sketched Area:	2,609			Total:	304,438
Size Ad	1889	Gross Are	2609	FinArea	1889

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	